



**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

Caption in Compliance with D.N.J. LBR 9004-1(b)

Thomas G. Egner, Esquire

McDowell Law, PC

46 West Main Street

Maple Shade, NJ 08052

856-482-5544 phone

856-482-5511 fax

tegner@mcdowelllegal.com

Attorney for Debtor

In Re:

Ronald J Bradly

Patricia D. Bradly

Order Filed on May 14, 2024
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No: 17-16822

Chapter: 13

Hearing Date: 5/14/2024

Judge: ABA

ORDER ON MOTION TO CANCEL AND DISCHARGE:

MORTGAGE LIEN OTHER (specify) _____

The relief set forth on the following page is hereby **ORDERED**.

DATED: May 14, 2024

A handwritten signature in black ink, appearing to read "ABA".

Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

The debtor(s) having filed a Motion to Cancel or Discharge Mortgage or Lien, and the court having considered any objections filed, it is hereby ORDERED that:

- The debtor's motion is denied.
- The debtor's motion is granted, and the Mortgage or Lien referenced below is hereby cancelled, voided, and/or discharged of record and a certified or exemplified copy of this Order shall be recorded by the Clerk or Register of Deeds with whom the original mortgage or lien was recorded.

Description of Real Property:

Location (Street Address) 7 Sterling Avenue, Linwood, NJ 08221

Description of Mortgage/Judgment Lien:

- a. Original Mortgagee/Lienholder: New Jersey Housing and Mortgage Finance Agency
- b. Current Assignee: New Jersey Housing and Mortgage Finance Agency
- c. Current Servicer: New Jersey Housing and Mortgage Finance Agency
- d. Date of Mortgage/Lien: May 17, 2016
- e. Date of Recordation: October 21, 2016
- f. Place of Recordation: Atlantic County, NJ
 - i. Mortgage Book: 14147
 - ii. Page: 1 Instrument No. 2016063870
- g. Original Principal Balance of Mortgage/Lien: \$ 15,000.00

**NOTE TO RECORDING OFFICER: THIS ORDER MUST BE
CERTIFIED BY THE BANKRUPTCY COURT WITH THE
APPROPRIATE SEAL BEFORE IT MAY BE RECORDED**

In re:
Ronald J Bradly, Jr.
Patricia D Bradly
Debtors

Case No. 17-16822-ABA
Chapter 13

District/off: 0312-1
Date Rcvd: May 15, 2024

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 17, 2024:

Recip ID **Recipient Name and Address**
db/jdb + Ronald J Bradly, Jr., Patricia D Bradly, 7 Sterling Ave, Linwood, NJ 08221-1823

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 17, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 15, 2024 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor Toyota Lease Trust dcarlon@kmllawgroup.com bkgroup@kmllawgroup.com
Denise E. Carlon	on behalf of Creditor Toyota Motor Credit Corporation dcarlon@kmllawgroup.com bkgroup@kmllawgroup.com
Gavin Stewart	on behalf of Creditor Nissan Motor Acceptance Corporation bk@stewartlegalgroup.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Isabel C. Balboa	on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com summarymail@standingtrustee.com
John R. Morton, Jr.	on behalf of Creditor Quantum3 Group LLC ecfmail@mortoncraig.com, mortoncraigecf@gmail.com

District/off: 0312-1

User: admin

Page 2 of 2

Date Rcvd: May 15, 2024

Form ID: pdf903

Total Noticed: 1

R. A. Lebron

on behalf of Creditor PENNYMAC LOAN SERVICES LLC bankruptcy@fskslaw.com

R. A. Lebron

on behalf of Creditor PennyMac Loan Services LLC bankruptcy@fskslaw.com

Tammy L. Terrell

on behalf of Creditor PennyMac Loan Services LLC bankruptcy@fskslaw.com

Thomas G. Egner

on behalf of Debtor Ronald J Bradly Jr. tegner@mcdowelllegal.com,
tcuccini@mcdowelllegal.com;Lwood@mcdowelllegal.com;kgresh@mcdowelllegal.com;djamison@mcdowelllegal.com;cgetz@mcdowelllegal.com;jmiller@mcdowelllegal.com;egnertr62202@notify.bestcase.com

Thomas G. Egner

on behalf of Joint Debtor Patricia D Bradly tegner@mcdowelllegal.com
tcuccini@mcdowelllegal.com;Lwood@mcdowelllegal.com;kgresh@mcdowelllegal.com;djamison@mcdowelllegal.com;cgetz@mcdowelllegal.com;jmiller@mcdowelllegal.com;egnertr62202@notify.bestcase.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

William M. E. Powers, III

on behalf of Creditor PennyMac Loan Services LLC ecf@powerskirn.com

William M.E. Powers

on behalf of Creditor PennyMac Loan Services LLC ecf@powerskirn.com

William M.E. Powers, III

on behalf of Creditor PennyMac Loan Services LLC ecf@powerskirn.com

TOTAL: 15